



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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TECHNICAL STAFF REPORT

Rivers Corporate Park –Rivers Overlook

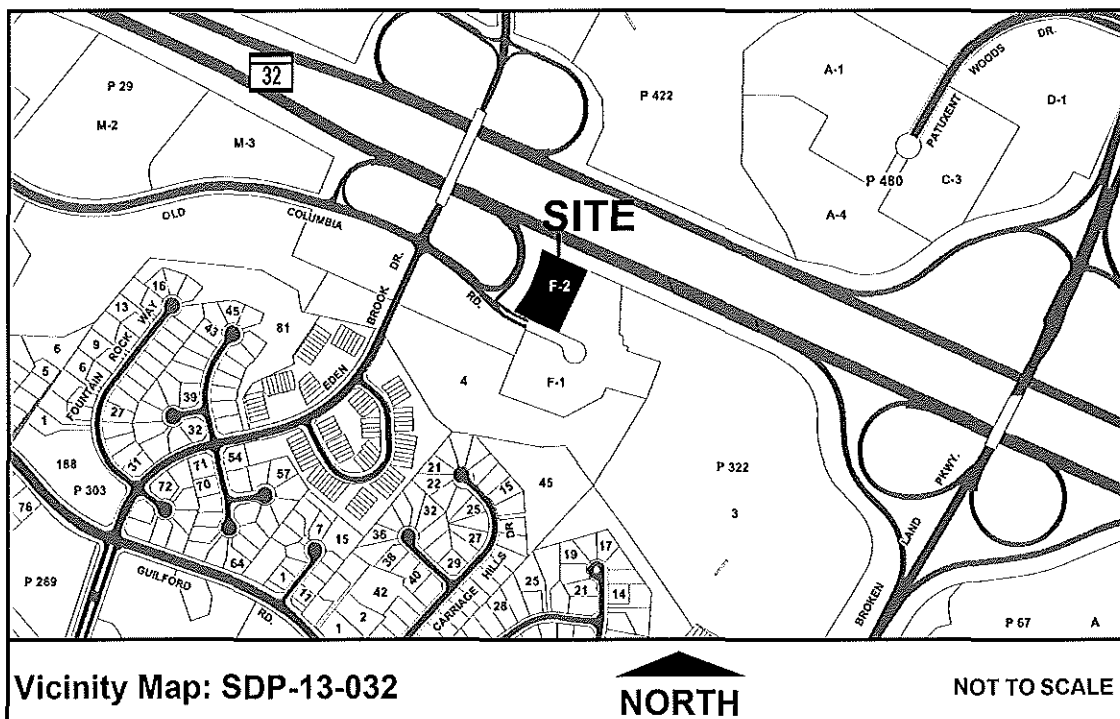
Planning Board Meeting of June 6, 2013

File No./Petitioner: SDP-13-032, Taylor Family LP

Project Name: Rivers Overlook (Rivers Corporate Park Section 1, Area 1, Parcel 322, Proposed Parcel F-3)

Request: The request is for approval of a Site Development Plan (SDP) for the construction of a one-story, 13,000 square foot office building and associated site improvements on a previously improved property in accordance with Section 125 of the Howard County Zoning Regulations and the criteria listed in Final Development Plan FDP-184-A-IV. As part of the site development plan approval, the applicant is also requesting to reduce the east parking setback from 10' to 7', the south parking setback from 25' to 13' and the west parking setback from 25' to 7'. The subject property contains approximately 1.51 acres and is zoned NT, Employment Center -Industrial.

Location: The site is located south of MD Route 32 between Eden Brook Drive and Broken Land Parkway, at the eastern terminus of Old Columbia Rd, identified presently as Parcel F-2 (to be re-recorded as Parcel F-3) of Parcel 322 on Tax Map 42, Grid No. 8 in the Sixth Election District of Howard County, Maryland.



Vicinal Properties: This site is located in the Rivers Corporate Park and is surrounded by the following:

North Side – Maryland Route 32.

East Side – Rivers Corporate Park, Sec. 1, Area 1, Parcel F-1, Brit Crystal Heights office building.

South Side - Old Columbia Road right-of-way. Across Old Columbia Road, Parcel F-1, Brit Crystal Heights, office building.

West Side – SHA-owned ramp for Maryland Route 32.

Site History:

- **ECP-13-023-** Environmental Concept Plan for current proposal. Received signature approval on February 8, 2013.
- **F-13-087** – Final Plan to consolidate Parcel F-2 with a portion of SHA right-of-way to increase to area of the site and create Parcel F-3. F-13-087 was deemed technically complete on April 24, 2013. The plat must be recorded prior to signature of the SDP by the Planning Director.
- **SDP-08-008** – Rivers Overlook, Rivers Corporate Park, Parcel F-2 for a proposed four-story office building on the site which received signature approval on October 30, 2008. The plan was reactivated on August 19, 2011 by WP-12-007, which required the submission of the building permit on or before June 30, 2012. This project has since become void since the application for a building permit was not submitted.
- **SDP-85-010/SDP-86-010** – Mobil Oil Corporation, 10000 Old Columbia Road, Rivers Corporate Park Parcel "F-2", Approved by the Planning Board 7/24/85. Signed 10/21/85.
- **FDP-184-A-IV** – Rivers Corporate Park, Section 1, Areas 1 and 2, Amended, Recorded 10/20/06. Development criteria for Rivers Corporate Park including allowable uses, setback and height requirements, and parking requirements.

Site Analysis:

This Site Development Plan has been evaluated for compliance with FDP-184-A-IV. Where the Final Development Plan is silent, compliance with the Subdivision and Land Development Regulations, the Zoning Regulations, and other applicable regulations are required. See the attached site drawings for the proposed layout of the site. Below is a summary of major criteria used in the evaluation:

Site Improvements: The SDP proposes the construction of a one-story office building measuring 24 feet high and consisting of 13,000 square feet of floor area. The area of plan submission is 1.51 acres, which encompasses the entirety of Parcel F-3, Parcel 322, once F-13-087 is recorded. The building coverage of the site is 13,000 square feet or 19.78% of the site area. A total of 62 parking spaces will be provided. Vehicles will access the site through an access point onto Old Columbia Road. A sidewalk is also proposed at the front of the site along Old Columbia Road

Permitted Land Uses - In accordance with FDP-184-A-IV, office uses are permitted by right within the Employment Center –Industrial land use.

Stormwater Management: This project complies with the latest 2007 Stormwater Management Regulations and provides stormwater management through micro-bioretenion facilities and permeable pavement.

Landscaping: The Landscape Plan for this project complies with the Howard County Landscape Manual and Section 16.124 of the Howard County Code. The applicant will provide landscaping along the parcel boundaries, around the building and within the parking lot. Surety for all landscaping required by the Landscape Manual will be provided with the Developer's Agreement. This site is not required to meet New Town Alternative Compliance since there are no Architectural Review Committee review rights for Rivers Corporate Park.

Forest Conservation: The property is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT - Employment Center -Industrial and has had preliminary plan approval prior to 12/31/92 per Section 16.1202(b)(1)(iv).

Environmental Concerns: No wetlands, wetland buffers, streams, stream buffers, steep slopes, Forest Conservation Easement Areas or 100-year floodplain exist on site. This site has been previously graded.

Height Requirement - In accordance with FDP-184-A-IV, buildings cannot exceed 50' in height except in accordance with a Site Development Plan approved by the Howard County Planning Board. The proposed building has a mean height of 24 feet.

Setback Requirements - This project meets most of the applicable building setbacks as required per FDP-184-A-IV for Employment Center -Industrial Land Use Areas, except the applicant is requesting relief from parking setbacks:

- No building is allowed within 25' of any public road, street or highway right-of-way, or 50' from an Intermediate or Major Arterial public right-of-way. There is no stated building setback from lot lines; however buildings must be setback at least 100' from the nearest residential district. The proposed building will be 50' feet from Maryland Route 32 and 64.3' from Old Columbia Road. The nearest residential district is at least 600' from the proposed building.
- No parking is allowed within 10' of any lot line or within 25' of any public right of way. The parking for this project will be located 25' from the edge of the Maryland Route 32 right-of-way. The applicant is requesting a reduction of the east parking setback from 10' to 7' from the eastern boundary, from 25' to 13' at the southern boundary, and 25' to 7' at the western boundary. See "Adjustment Criteria" below for further analysis on the proposed adjustments to the setback requirements for the site.

Adjustment Criteria - The Planning Board may approve adjustments to the bulk regulations shown on the FDP, such as parking, setback, height, lot coverage or other bulk requirements, based on the following two criteria:

1. *"The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property and will not be detrimental to the public welfare."*
2. *"The adjustment a) is needed due to practical difficulties or unnecessary*

hardships which arise in complying strictly with the Final Development Plan; and/or b) results in better design than would be allowed by strict compliance with the development criteria."

With these two criteria in mind, the requested parking setback adjustments for this project are analyzed.

As stated above, the applicant is requesting a reduction of the parking setback from 10' to 7' at the eastern boundary, from 25' to 13' at the southern boundary, and 25' to 7' at the western boundary. Doing so will allow a greater flexibility of potential uses allowed by the FDP to be approvable on this site (with a redline revision to this SDP to indicate any use beyond office use). Please note the proximity of parking to the right-of-way pavement and lot line is equidistant to the parking for Parcel F-1 on the opposite side of Old Columbia Rd and is therefore consistent with the character of the commercial area. DPZ supports the request for reduced setbacks because it results in a better design to provide sufficient parking spaces and improved traffic circulation for this commercial development

Coverage Requirements - In accordance with FDP-184-A-IV, no more than 50 percent of the land included within any lot shall be covered by buildings or other major structures. There is no coverage limitation imposed upon the area used for sidewalks, paved parking areas or landscaping. As proposed, the building coverage is 19.78 percent of the site.

Parking Requirements - Per FDP-184-A-IV, 2 parking spaces shall be provided for each 1,000 square feet of net leasable office area. Per the Site Development Plan, the site will include 13,000 square feet of offices. Based on the proposal, 26 parking spaces are required. There will be 62 off-street parking spaces (including 3 handicap spaces) provided within the parking lot.

SRC Action:

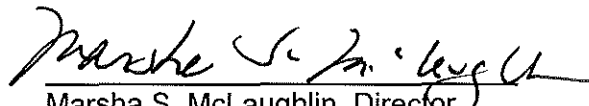
On May 20, 2013, the Subdivision Review Committee (SRC) determined that this SDP may be approved subject to compliance with the remaining comments from the Department of Public Works – Traffic Engineering Division, the Development Engineering Division and the Division of Land Development.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, and the associated reduction in parking setbacks to 7' along the western and eastern boundaries and 13' along the southern boundary, subject to compliance with the SRC agency comments issued for SDP-13-032.

5/30/13
Date


Marsha S. McLaughlin, Director
Department of Planning and Zoning

Staff Report Prepared by: Jill Manion-Farrar
MM/JMF

SRC PLATS
#46022 & #46023



DEVELOPER
LAND DESIGN AND DEVELOPMENT
MR. DONALD REUWER
5300 DORSEY HALL DR.
ELLCOTT CITY, MD 21042
(443) 367-0422

NO.	REVISION	DATE

RIVERS OVERLOOK

V **ROBERT H. VOGEL**
ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

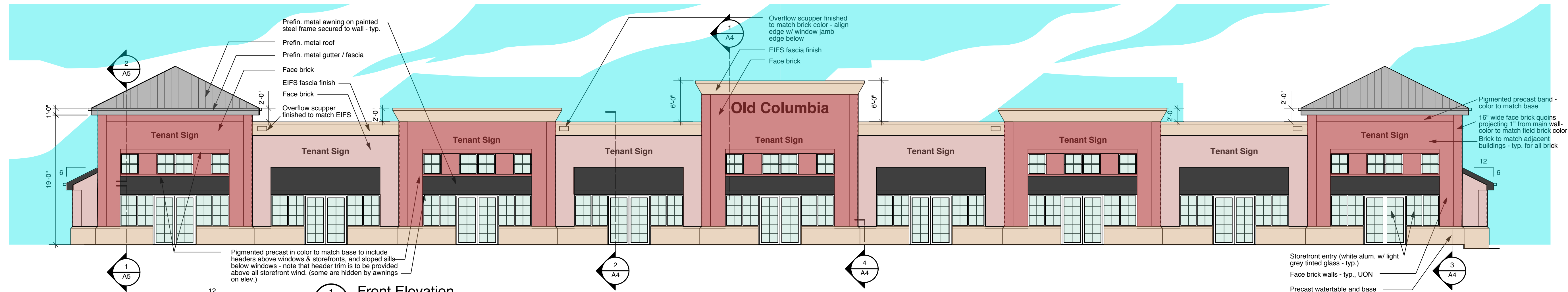
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

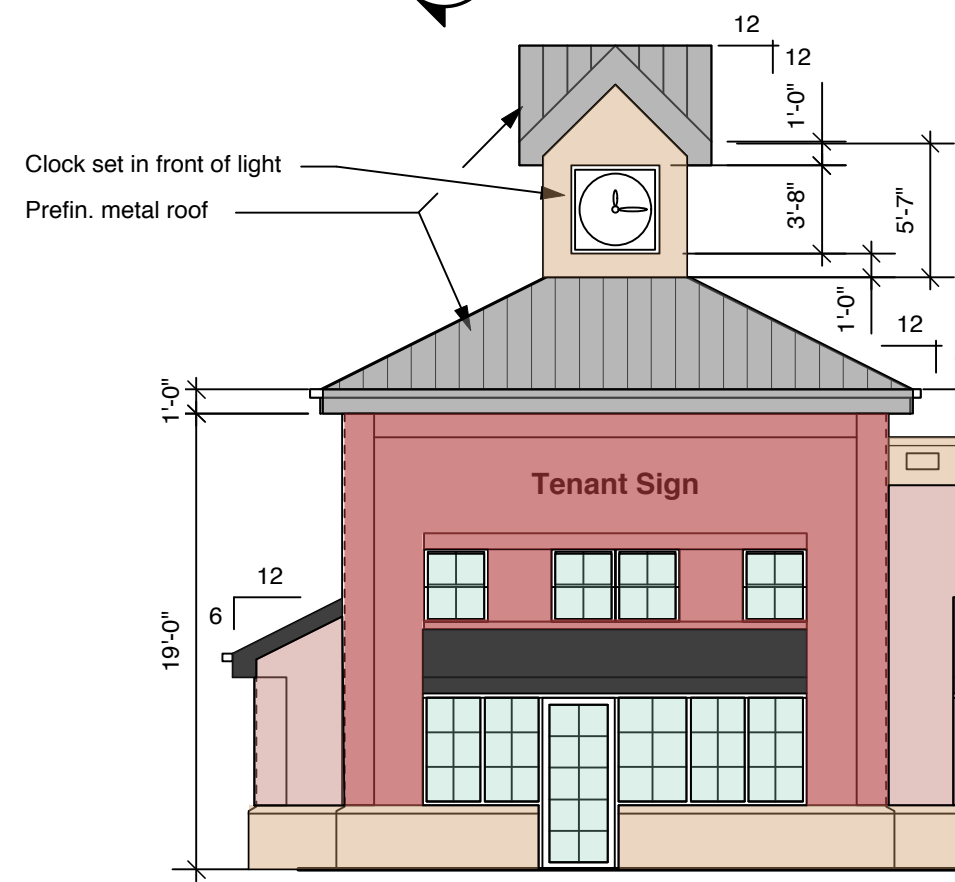
HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 16193
EXPIRATION DATE: 09-27-2014

SHEET OF 1

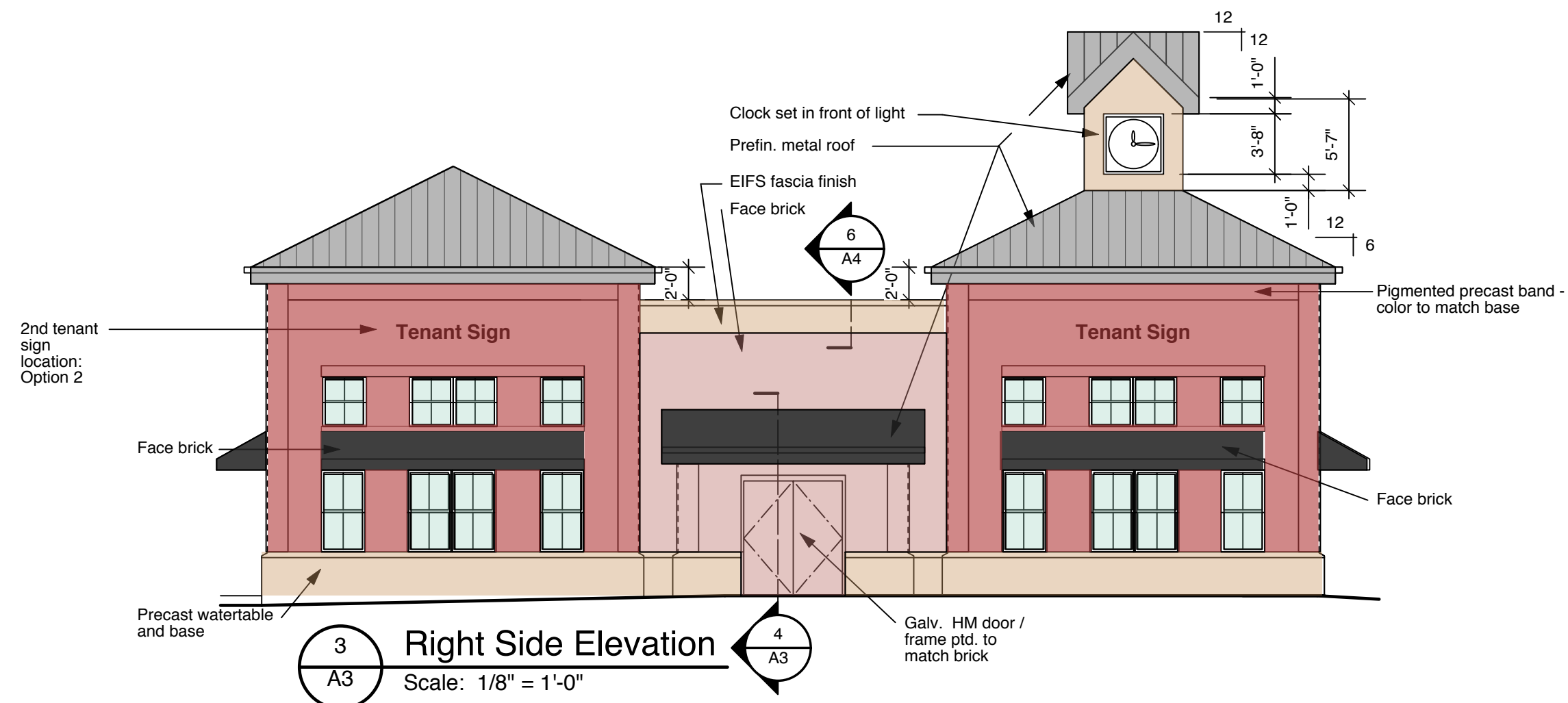
ROBERT H. VOGEL, PE No.16193



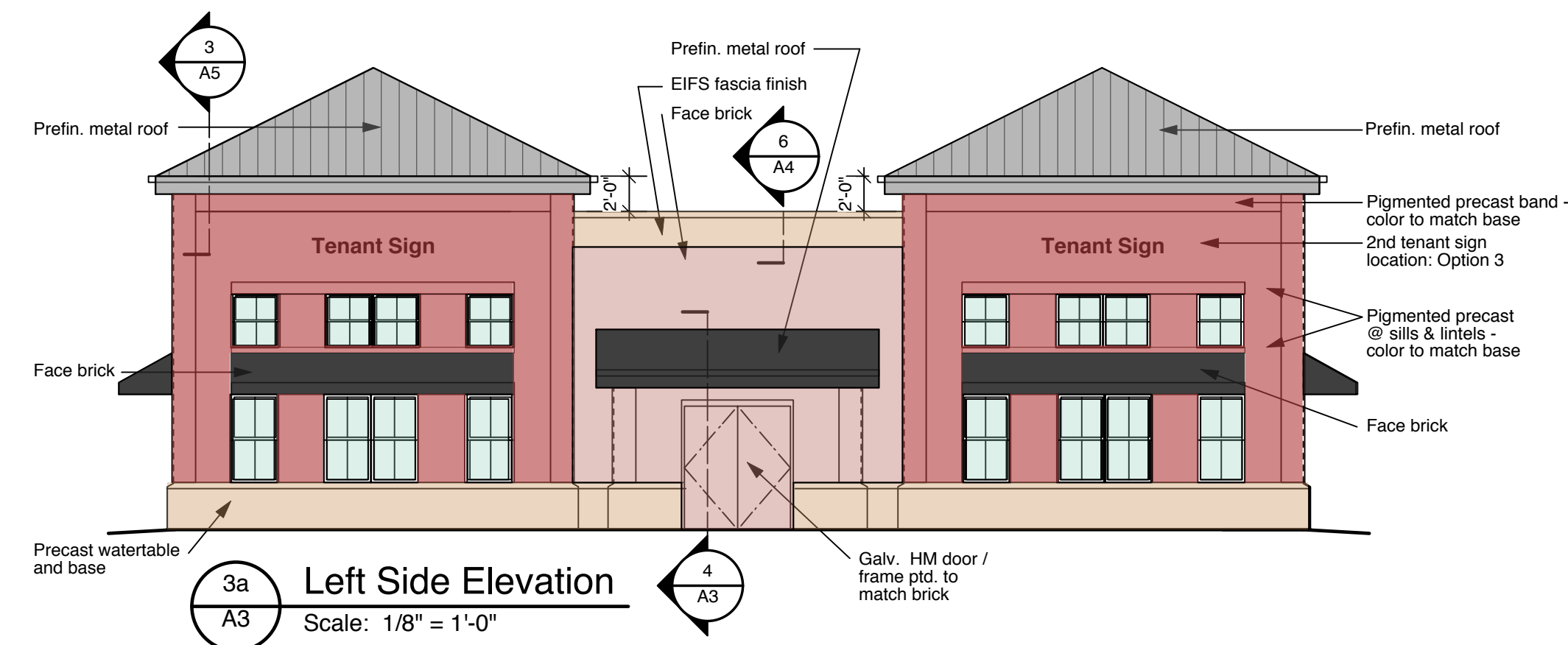
1 Front Elevation
Scale: 1/8" = 1'-0"



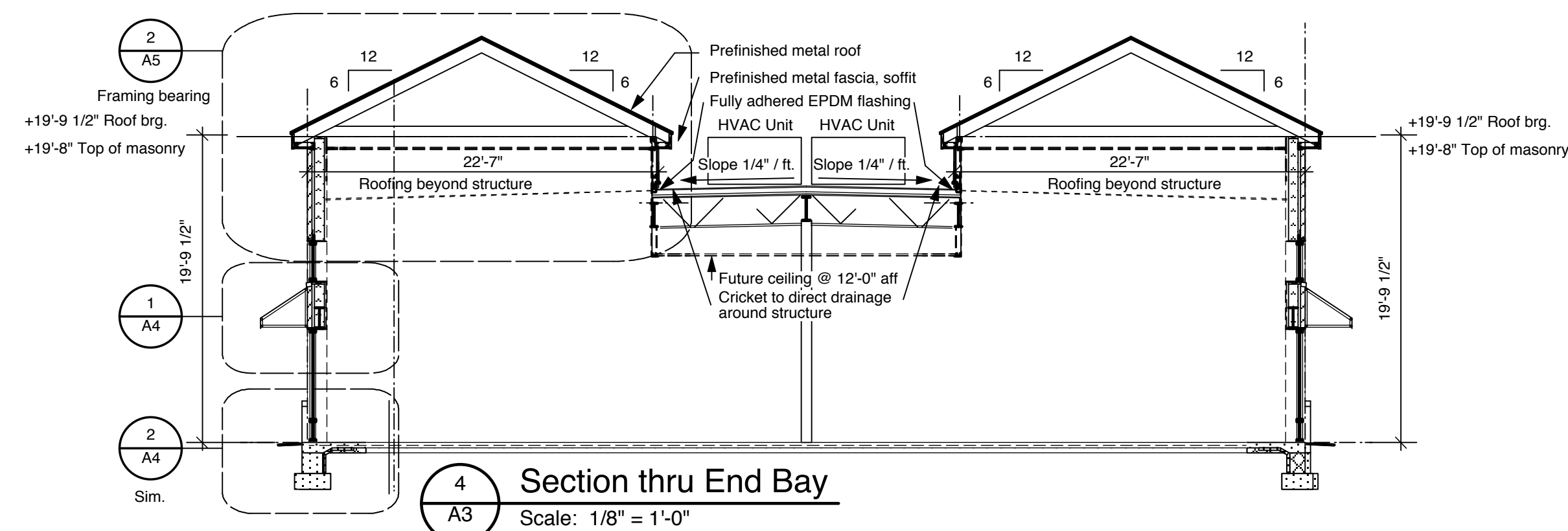
2 Rear Elevation (Materials same as Front Elevation)
Scale: 1/8" = 1'-0"



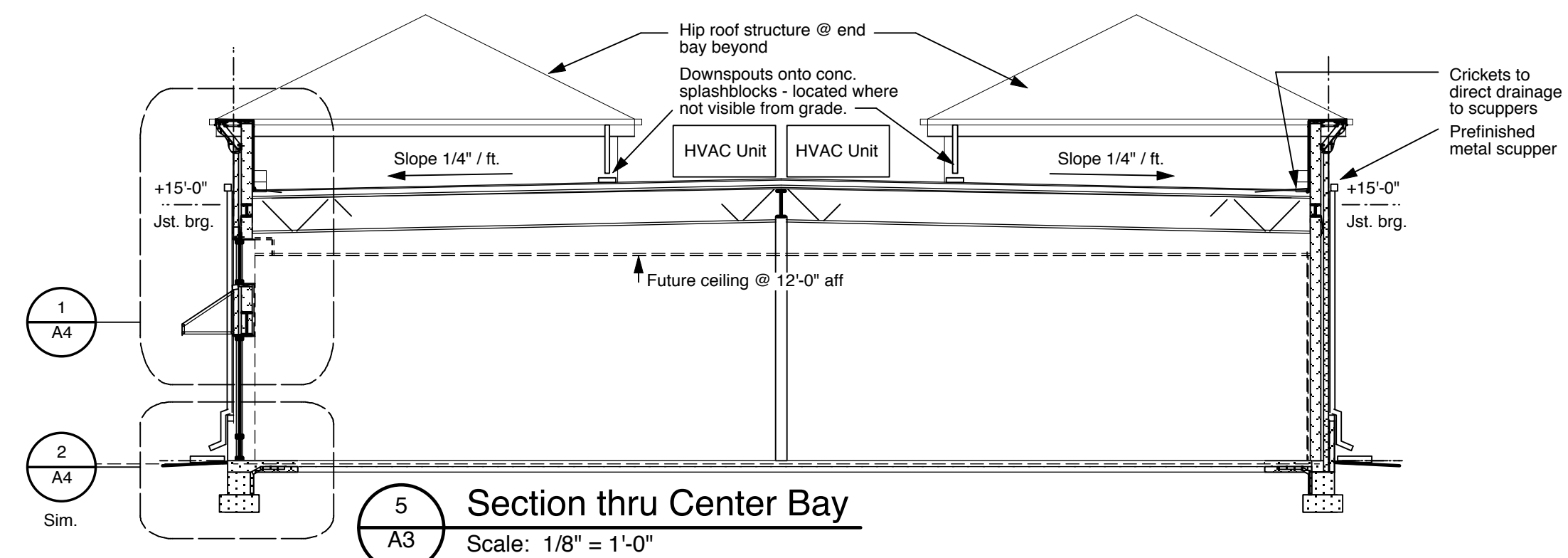
3 Right Side Elevation
Scale: 1/8" = 1'-0"



3a Left Side Elevation
Scale: 1/8" = 1'-0"



4 Section thru End Bay
Scale: 1/8" = 1'-0"



5 Section thru Center Bay
Scale: 1/8" = 1'-0"

Elevations, Sections

1/8" = 1'-0"

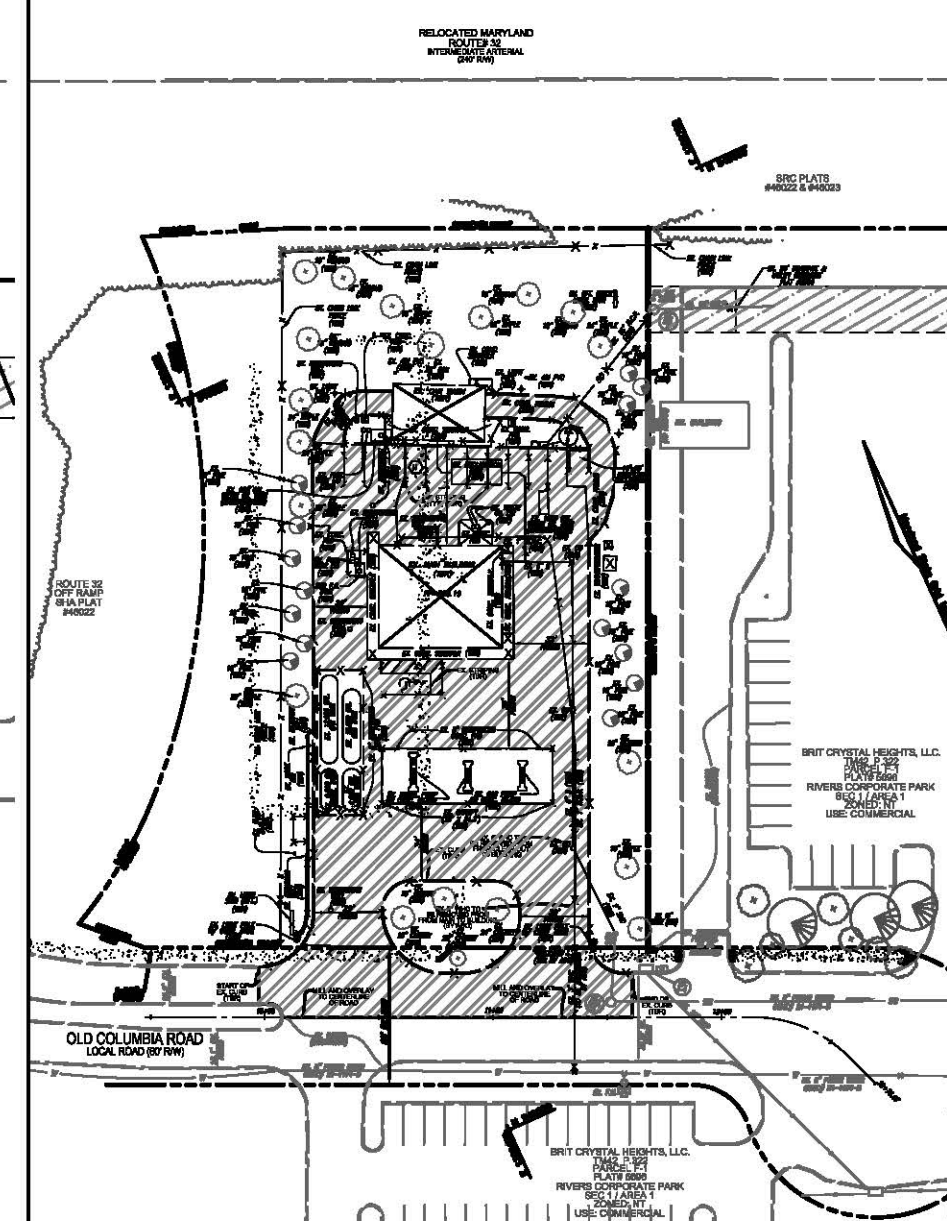
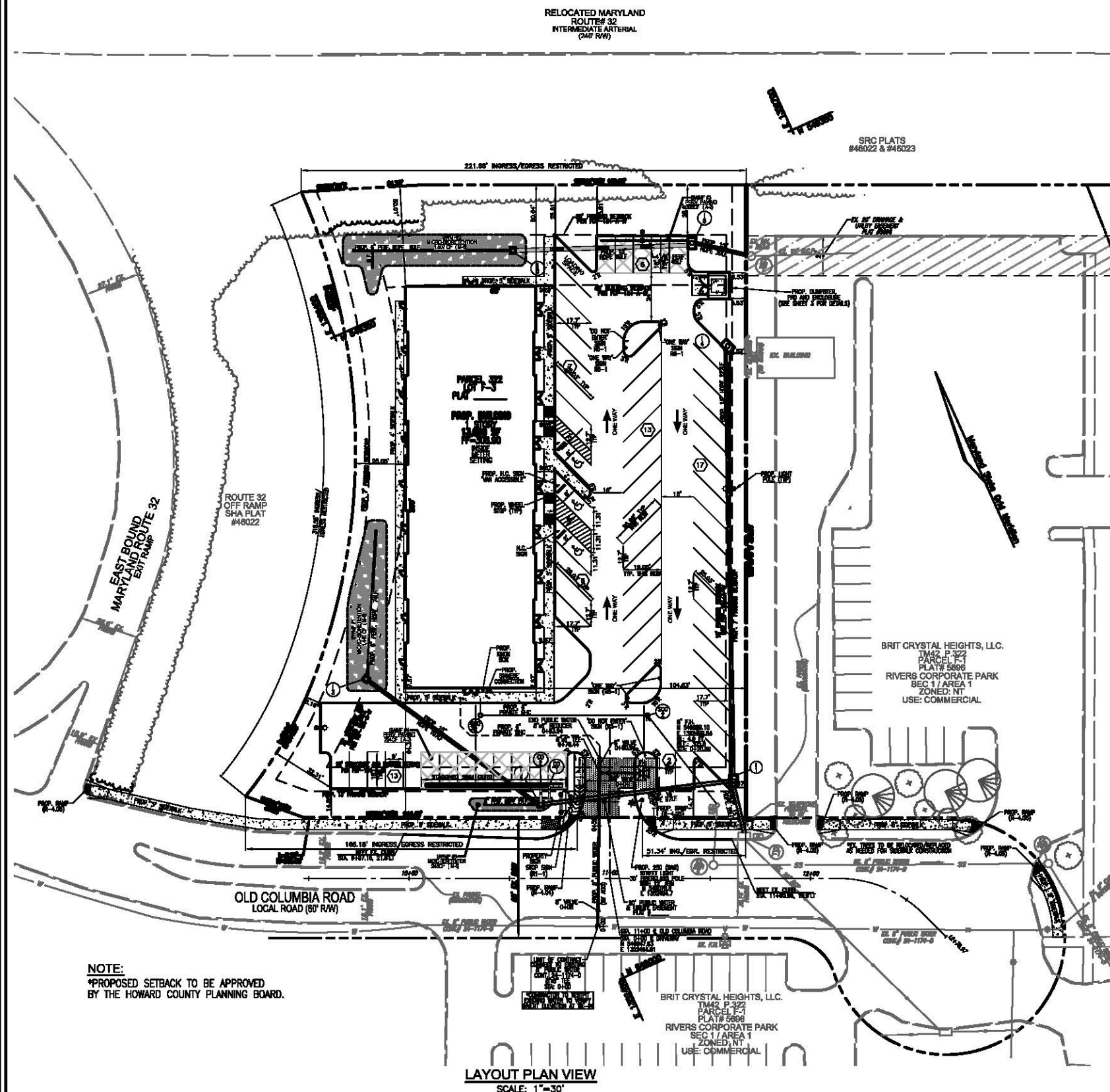
Lloyd ARCHITECTS P.A.
12055 Byfield Drive, Highland, Maryland 20777 • 410.531.1177








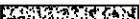




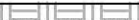

Old Columbia Center

Rivers Corporate Park
Rivers Overlook
10000 Old Columbia Road
Columbia, Maryland

7 Sep 12

A3



- # LEGEND:
- | | |
|---|--|
| ===== | EXISTING CURB AND GUTTER |
| ===== | PROPOSED CURB AND GUTTER |
|  | EXISTING LIGHT POLE WITH CONCRETE BASE |
|  | EXISTING MAILBOX |
|  | EXISTING SIGN |
|  | EXISTING SANITARY MANHOLE |
| ===== | EXISTING SANITARY LINE |
|  | EXISTING CLEANOUT |
|  | EXISTING FIRE HYDRANT |
| ===== | EXISTING WATER LINE |
| ===== | PROPOSED STORM DRAIN |
| ===== | PROPOSED STORM DRAIN INLET |
|  | EXISTING FENCE |
| ===== | PROPERTY LINE |
| ===== | ADJACENT PROPERTY LINE |
| ===== | RIGHT-OF-WAY LINE |
|  | PROPOSED SIDEWALK |
|  | EXISTING TREE LINE |
|  | PROPOSED TREE LINE |
|  | EX. 20' DRAINAGE & UTILITY EASEMENT FLAT (2008) |
|  | PROP. 20' PUBLIC WATER & UTILITY EASEMENT FLAT () |
|  | PROP. MICRO BIORETENTION AREA (N-4) |
|  | PROP. PERVIOUS PAVEMENT (N-2) |

EXISTING PAVING TO BE REMOVED	<u>OWNER</u>	<u>DEVELOPER</u>
	TAYLOR FAMILY LP A 4100 COLLEGE AVENUE ELLICOTT CITY, MD 21041 (410) 485-3500	LAND DESIGN AND DEVELOPMENT MR. DONALD REULWER 5300 DORSEY HILL DR. ELLICOTT CITY, MD 21042 (443) 367-0422

Nº	ORIGINAL	PAT.

SITE DEVELOPMENT PLAN

SITE LAYOUT AND DEMOLITION PLAN

RIVERS OVERLOOK
RIVERS CORPORATE PARK
10000 OLD COLUMBIA RD
OFFICE BUILDING
PLAT _____

TAX MAP 42 BLOCK 8
6TH ELECTION DISTRICT

LOT 5-34-100
HOWARD COUNTY, MARYLAND



DESIGN BY: RHW/
DRAWN BY: JH
CHECKED BY: RHW
DATE: MAY 20
SCALE: AS SHOWN
W.O. NO.: 05-

PROFESSIONAL CERTIFICATE

2 SHEET 8

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